

PROJECT NARRATIVE

The Van Chevrolet and Airpark Chrysler Jeep construction project is the development of a new Chevrolet sales facility, a service and parts addition to the Chevrolet service building, a new Chrysler service building and modifications to the existing Chrysler sales building on a 17.8-acre site. Included in this project is the development of an unimproved lot, redevelopment of an expansion display lot and the abandonment of the existing cul-de-sac for additional parking and circulation within the site.

The new Chevrolet sales building is orientated toward the corner of Frank Lloyd Wright and Hayden Road. The body of the building consists of painted E.I.F.S. in a rich desert color scored with horizontal reveals. A lighter color is used on the front E.I.F.S. fascia with vertical reveals and a 13' overhang providing shade and contrast. The building's most distinctive architectural feature is its three projecting cubes faced with a natural sandstone and clear glass in "Chevrolet" blue frames. The Chevrolet blue is continued along the entire building frontage with a 10" aluminum composite material (ACM) stripe along the bottom of the fascia.

The development of the unimproved lot in which the new Chevrolet sales building sits features a 30' wide customer drive isle of decorative concrete. This will direct the customers through the site and to designate customer parking areas. At the head of the vehicle display area is a feature display pad constructed of the same decorative concrete finish consistent within the site. The circular pad is faced with natural stone veneer and includes a raised planting bed to accentuate the round feature car building. This unique structure is made up of steel columns and an array of butt-glazed glass with a painted steel roof.

At the south end of the site, the old "Saturn" building will be remodeled to become the new Chrysler sales building. In this renovation, new Chrysler image elements will be added to the South and East elevations. In addition to the updates to the existing facility, a new service building will also be added to the North and finished to match the existing sales and service buildings.



At the North end of the site, the old Van Chevrolet Sales and Service shall be converted into mainly a service facility. The old service drive shall be completely removed and a new expanded service drive shall be built in its place. The new service drive shall receive the same patina copper fascia treatment, which is currently the most notable architectural feature of the existing facility. Also included in this renovation shall be an expanded parts storage area. The entire existing building along with the new areas of construction, shall receive fresh new paint to match the new Chevrolet sales building adding continuity to the site.

In addition to extensive landscaping, decorative concrete and new structures, a new 18" decorative block screen wall shall be constructed along the entire street frontage. Much of the old obtrusive block wall, along Frank Lloyd Wright, will be removed and replaced with the new wall that will allow greater visibility into the site while maintaining the required screening of the display cars.

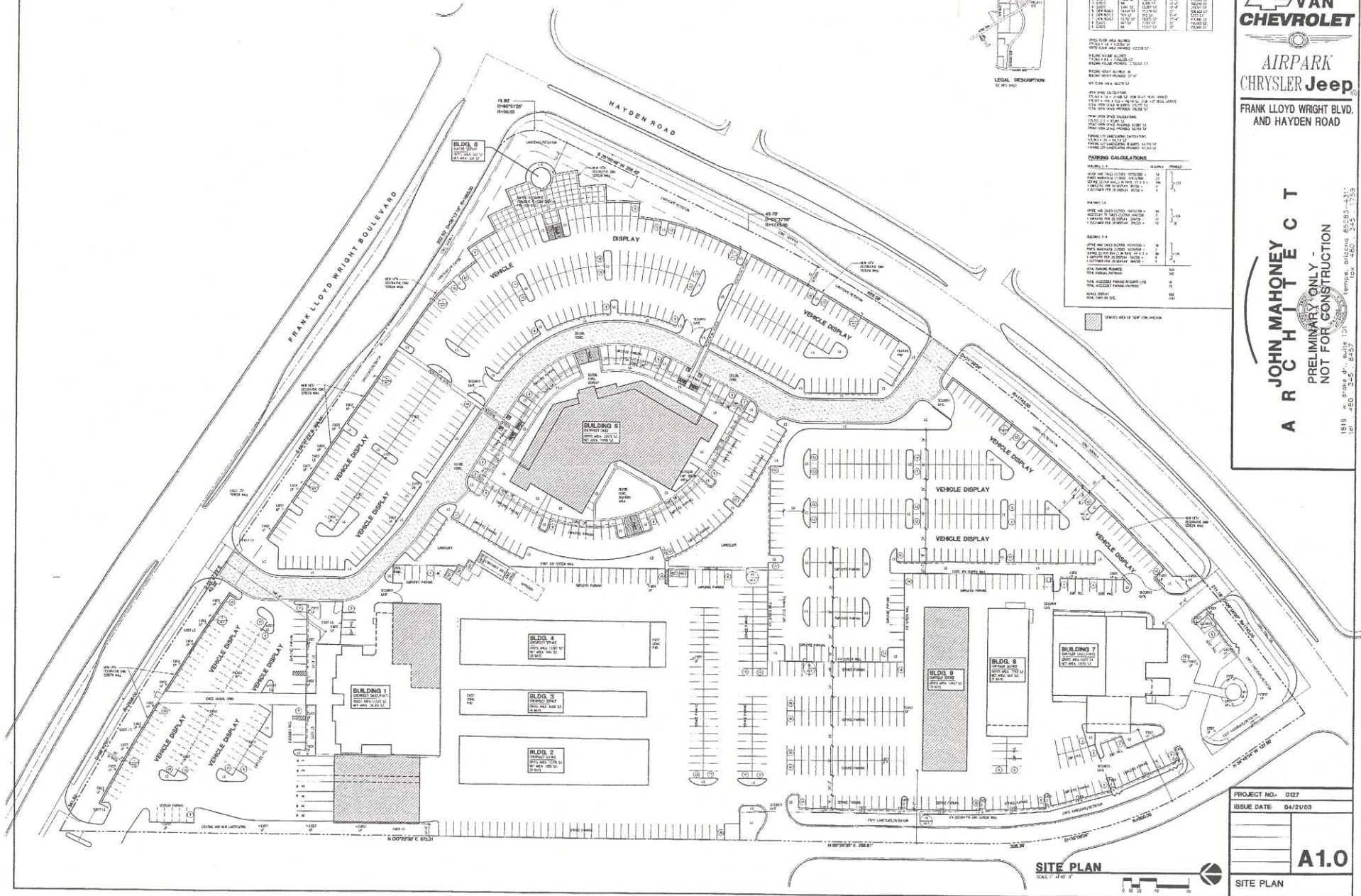


VICINITY MAP

The vicinity map shows the property's location relative to the intersection of Highway 101 and Highway 102. The property is situated on the east side of Highway 101, south of Highway 102. The map includes labels for 'Highway 101', 'Highway 102', and 'Relay Station'.

LEGAL DESCRIPTION

Lot 10, Block 10, Subdivision 10, City of Los Angeles, California.



FRANK LLOYD WRIGHT BLVD.
AND HAYDEN ROAD

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ARCHITECT
PRELIMINARY ONLY -
NOT FOR CONSTRUCTION

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PROJECT NO. 0127	
ISSUE DATE: 04/21/03	
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SITE PLAN	